



FOR SALE

CH-6983 Magliaso, Via Ressiga 9

Exclusive Luxury Waterfront Villa with Private Mooring on Lake

Lugano

CHF 7,200,000.-

SEQUOIA
CONSULTING

Property description

Located directly on the shores of Lake Lugano, in the green and quiet residential area of Magliaso, we offer for sale an exclusive contemporary villa that represents a perfect synthesis of modern architecture, living comfort and harmonious integration into the natural landscape.

The property stands out for its linear and refined architectural language, enhanced by spacious and bright environments, skillfully distributed. The generous floor-to-ceiling glass surfaces create a strong continuity between the interior and the exterior, enhancing natural light and offering suggestive views of the lake and the surrounding mountains. The clean lines and contemporary materials give elegance and character to the entire residence.

The villa, with a large floor area and designed to guarantee maximum comfort, has a rational and functional distribution of the spaces:

GROUND FLOOR

Entrance with spacious atrium, bright living area with living room and dining room, large open-plan modern kitchen with pantry, one bedroom with en-suite bathroom, study, guest WC and technical room. The large windows allow direct access to the porch and the garden with swimming pool.

FIRST FLOOR

Master suite with en-suite bathroom with design bathtub, walk-in closet, 2 additional bedrooms each with its own bathroom, sauna, 2 walk-in closets, laundry room.

All the bedrooms have access to the panoramic terrace with stunning views of the lake and the mountains.

BELOW GROUND FLOOR

Auxiliary rooms, cellars and technical spaces.

The property is further enhanced by a large flat plot of 2,633 m² overlooking the lake, which offers:

- * well-kept and planted garden
- * designer outdoor swimming pool
- * direct access to the lake with the possibility of mooring boats
- * outdoor spaces ideal for relaxation and conviviality

STRENGTHS

- * Modern and elegant architecture
- * Large glass surfaces and great luminosity
- * Direct access to the lake
- * Swimming pool and large planted garden
- * Functional distribution of spaces on multiple levels
- * Exclusive, reserved and natural setting

Characteristics

Availability	To agree	Bedrooms	4
Type	Villa	Bathrooms	4
Reference	9023	Number of toilets	1
Rooms	7.5	Ground surface	2,633 m²

Object Price **CHF 7,200,000.-**

Number of parkings

2x Exterior

2x Covered

Exterior view















Interior view















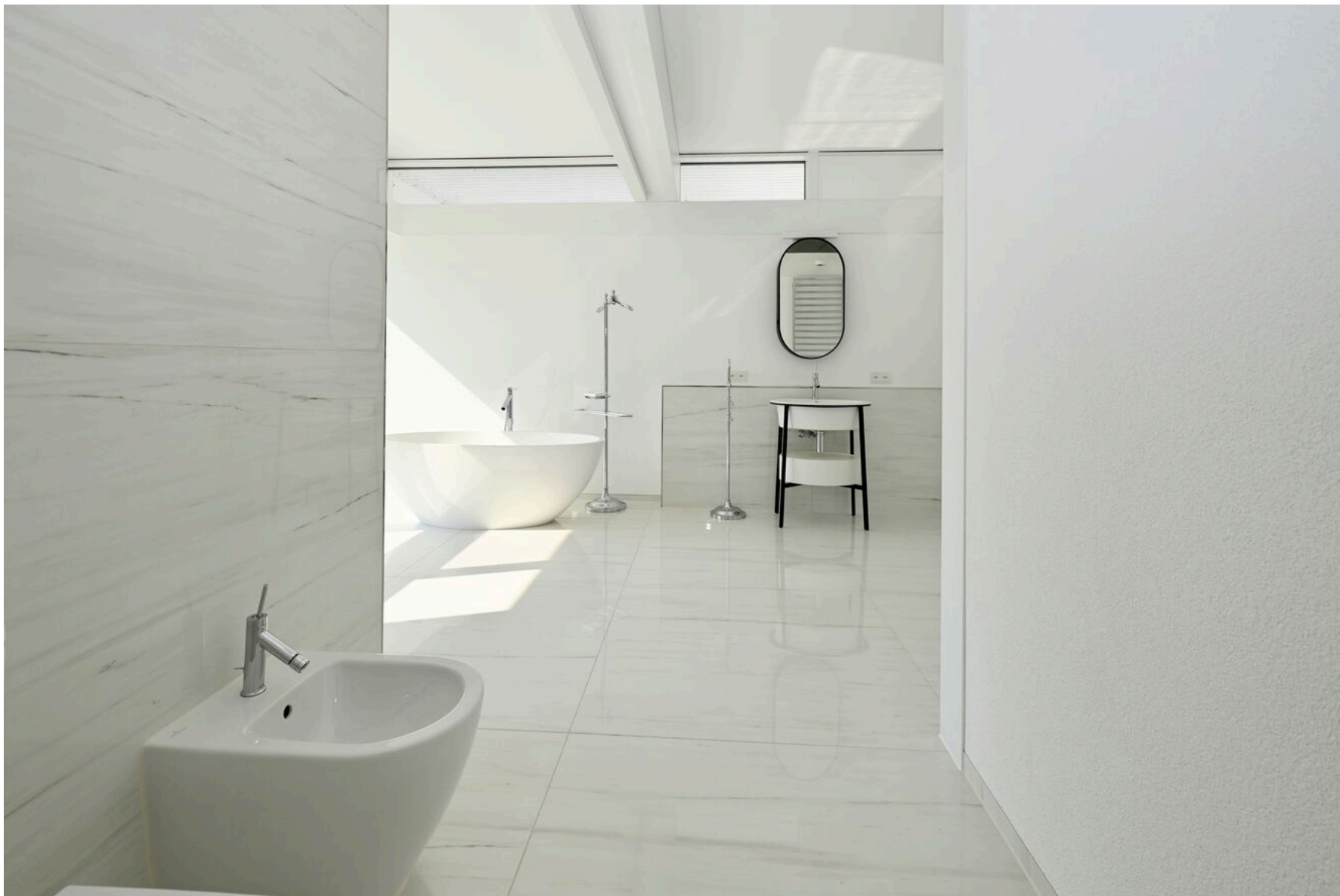
























Exterior view





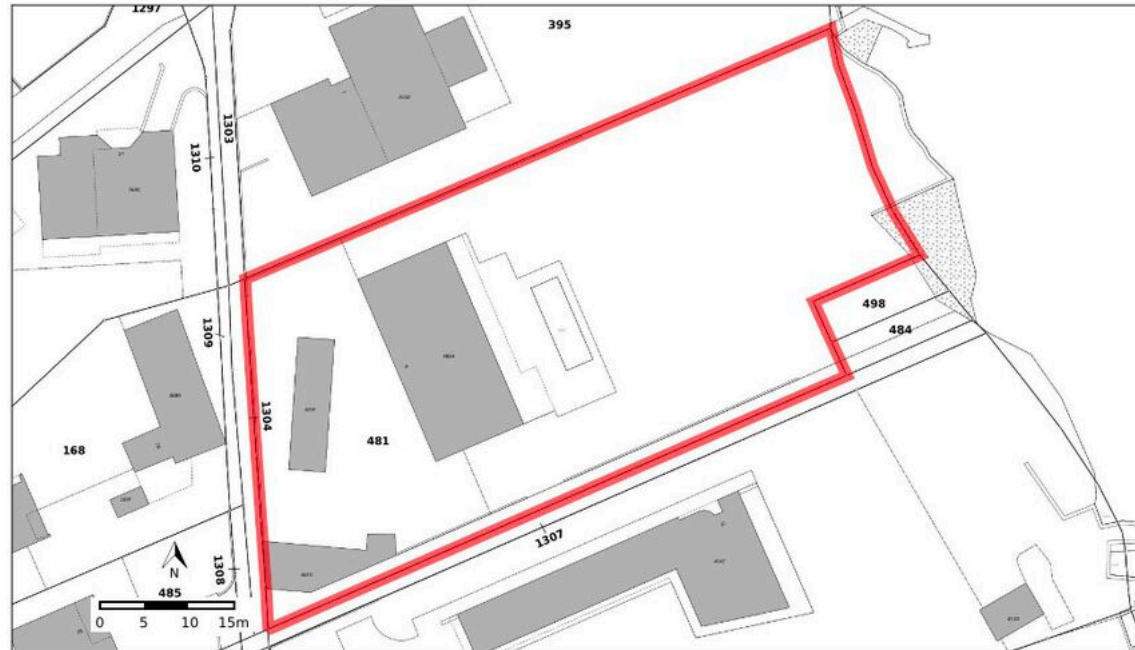




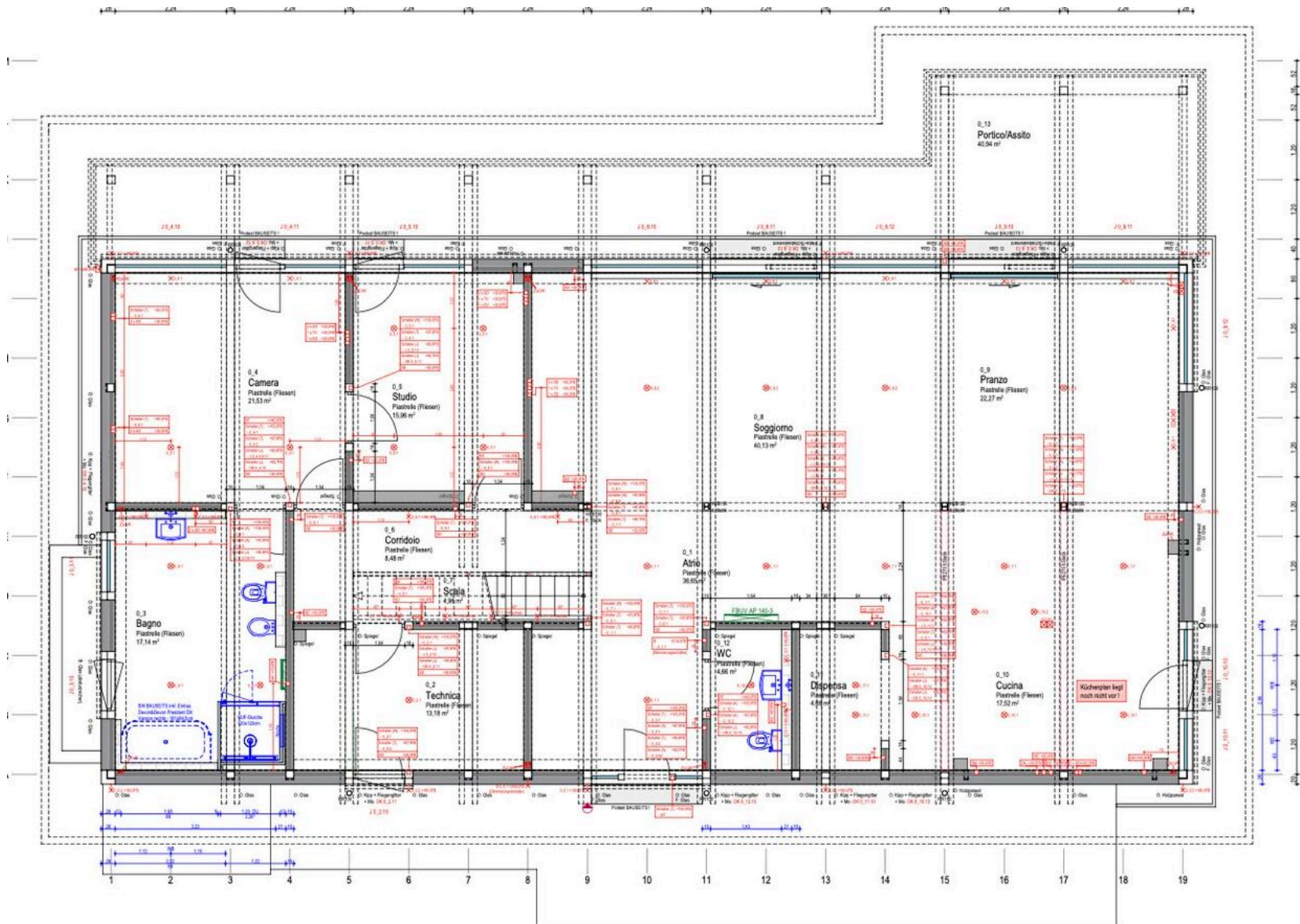


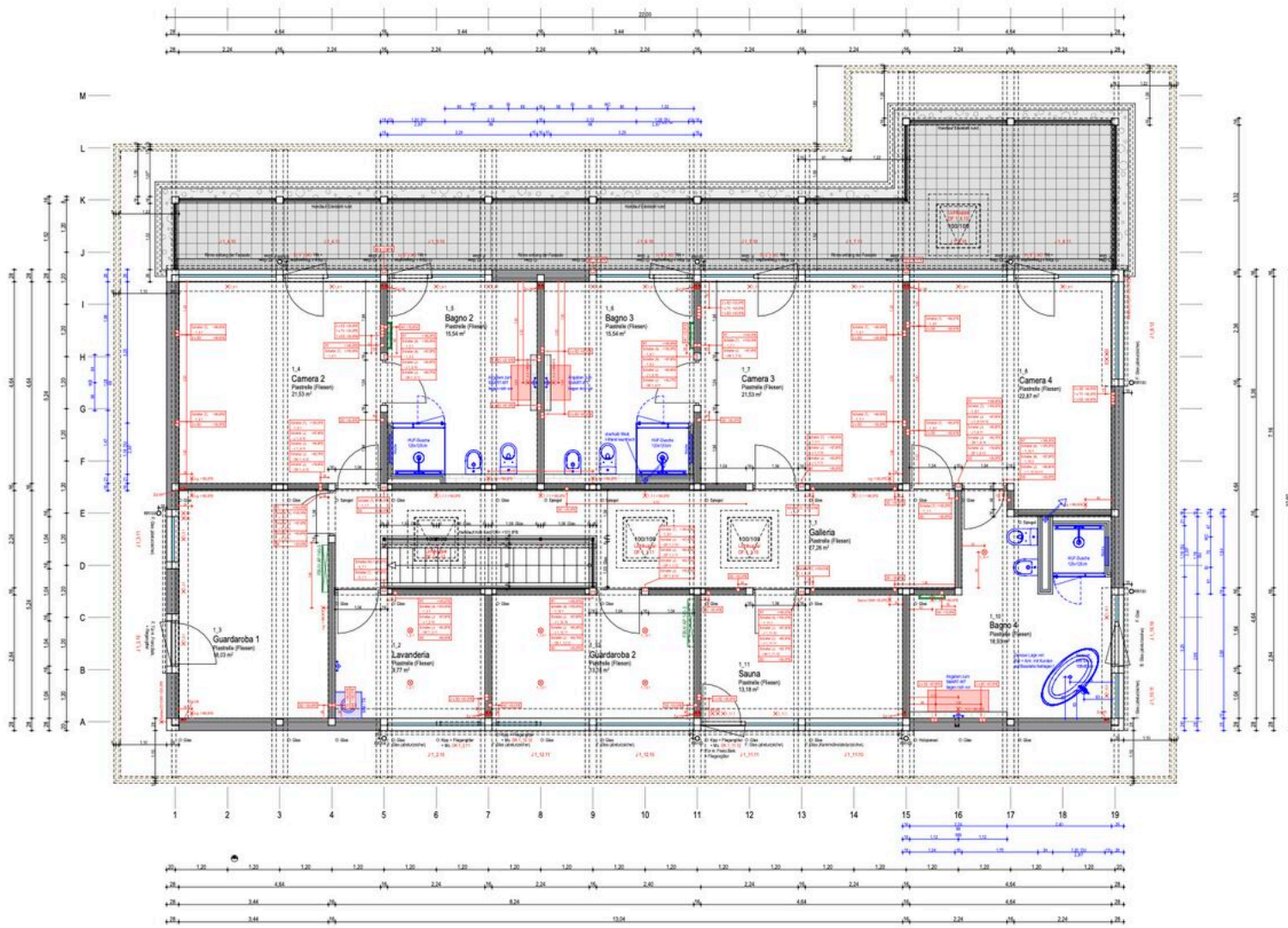


Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



Numero del fondo	481
Tipo di fondo	Bene immobile
E-GRID	CH452602950796
Comune (N. UST)	Magliaso (5193)
Sezione	-
Superficie	2633 m ²





Contact

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Notes
